

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS,

THAT Key Bank of Maine, a corporation duly organized under the laws of the State of Maine with its principal place of business in Augusta, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by ROY H. MEYER and GLORIA MEYER, husband and wife as joint tenants and not as tenants in common, whose mailing address is 1504 Palisade Avenue, Union City, NJ 07087, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain sell and convey unto the said ROY H. MEYER and GLORIA MEYER, their heirs and assigns forever:

Being Unit #13 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #13 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3553, Page 143, and Third Amendment thereto dated April 25, 1990 and recorded in said Registry of Deeds in Book 3721, Page 182. Said Declaration, First Amendment, Second Amendment and Third Amendment together with the schedules and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064 and C-89065 through C-89071 inclusive, E-89163, and E-90093. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantees, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

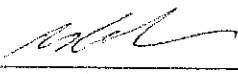
Being the same premises conveyed to Key Bank of Maine by deed of J.J. Development Corp. dated April 9, 1991 and recorded in the Kennebec County Registry of Deeds, Book 3891, Page 303.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said ROY H. MEYER and GLORIA MEYER, their heirs and assigns, to them and their use and behoof forever.

And it does covenant with the said Grantees, their heirs and assigns that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said ROY H. MEYER and GLORIA MEYER, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Ronald J. Millier, in his capacity as Vice President of Key Bank of Maine, has hereto set his hand and seal this 9th day of July, 1991.

Signed, Sealed and Delivered Key Bank of Maine
in presence of



By 

Ronald J. Millier
Its Vice President

STATE OF MAINE
County of Kennebec

July 9, 1991

Personally appeared the above-named Ronald J. Millier, in his capacity as Vice President of Key Bank of Maine, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,



~~Notary Public/Attorney at Law~~

Printed Name

MARK J. NALE
Maine Attorney At Law

RECEIVED KENNEBEC SS.

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ATTEST: 